SECTION I: DESCRIPTION OF THE PROJECT UNDERTAKING

Project Description and Purpose of Study

The Market Street Renovation Project is part of the Wilmington Initiatives Transportation Project Program in downtown Wilmington, New Castle County, Delaware. The main objective of the undertaking is to restore Market Street as a thoroughfare in Wilmington. The renovation project will re-introduce two-way traffic and will incorporate more traditional design elements that will complement the historical theme of Market Street. Like earlier Phase I and Phase II streetscape work completed, parallel parking along each side of the street will be created and renovations include replacing existing street curbing, pedestrian paving, lighting, and street trees. Current plans call for curbs to be granite and sidewalks to be paved in brick. Street lamps, bollards, trash receptacles, and street benches will be black-painted metal in Victorian-era style to emphasize the traditional historical theme of N. Market Street. The existing concrete or asphalt sidewalk and other street features will be removed. It is expected that all proposed construction and improvements are to take place within the existing public right-of-way and no buildings will be altered or impacted as a result of the proposed undertaking. Removal of sidewalk features will also involve 38 properties containing subterranean vaults that extend beneath the sidewalk structure. With the exception of all but four cases (308-310 N. Market Street, 402 N. Market Street, 404 N. Market Street, and 2 E.7th [614-620 N. Market] Street), where vaults are scheduled to be enclosed for stabilization reasons, the proposed undertaking will replace or repair the subterranean vaults, roofs, or their exterior access doors in-kind with use of existing features, designs, and materials.

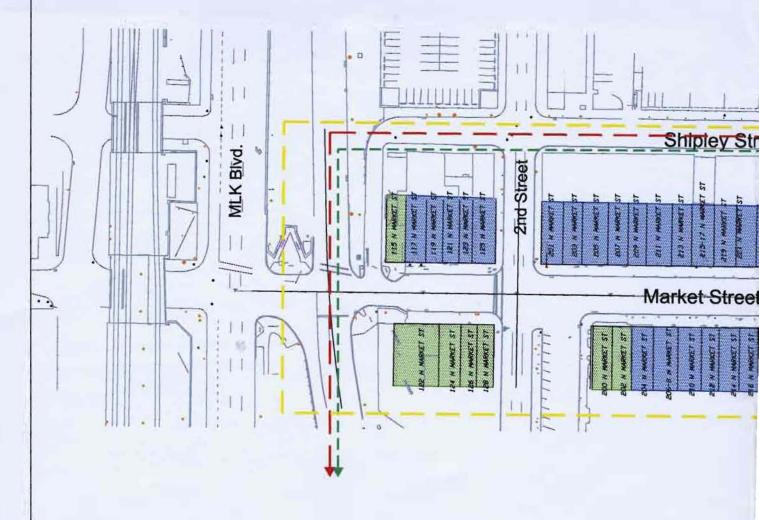
The current study is to assess the effects on historic resources within the area of potential effect (APE) for the Phase III portion of the Market Street Renovation Project, extending from MLK Boulevard to 7th Street (Figure 1). The assessment of effects for Phase III of the Market Street Renovation Project was conducted in compliance with the National Historic Preservation Act of 1966, as amended. Section 106 Regulations (36 CFR 800) of the National Historic Preservation Act were followed in identifying historic resources within the APE (36 CFR 800.4) and assessing the possible effects to those resources (36 CFR 800.5). The APE for Phase III includes all of Market Street and its sidewalks within the 100-600 blocks of N. Market Street (Figure 2). The building facades and subterranean areas for all properties facing the limits of construction on Market Street are also included within the APE.

The Delaware Department of Transportation (DelDOT), on behalf of the Federal Highway Administration (FHWA), is the lead agency for the Market Street Renovation Project. The FHWA is providing 80% of the funding for this project. This process was executed in consultation with the Delaware State Historic Preservation Office (SHPO), the City of Wilmington, and DelDOT. Architectural resources that were previously recorded, deemed eligible for listing, or are listed in the National Register of Historic Places (NRHP) and which face Market Street in the 100-600 blocks have been identified within the project area. Portions



Figure 1: Project Area for Phase III of Market Street Renovation Project, 100-600 Blocks of N. Market Street, Wilmington, DE





 Lower Market St. National Register* Historic District and Extension

 Market St. Mall City Historic District* (Locally Designated)

 – – Lower Market St. City Historic District* (Locally Designated) Non-historic

Potentially Eligible

Historic Resources (NRHP Listed)

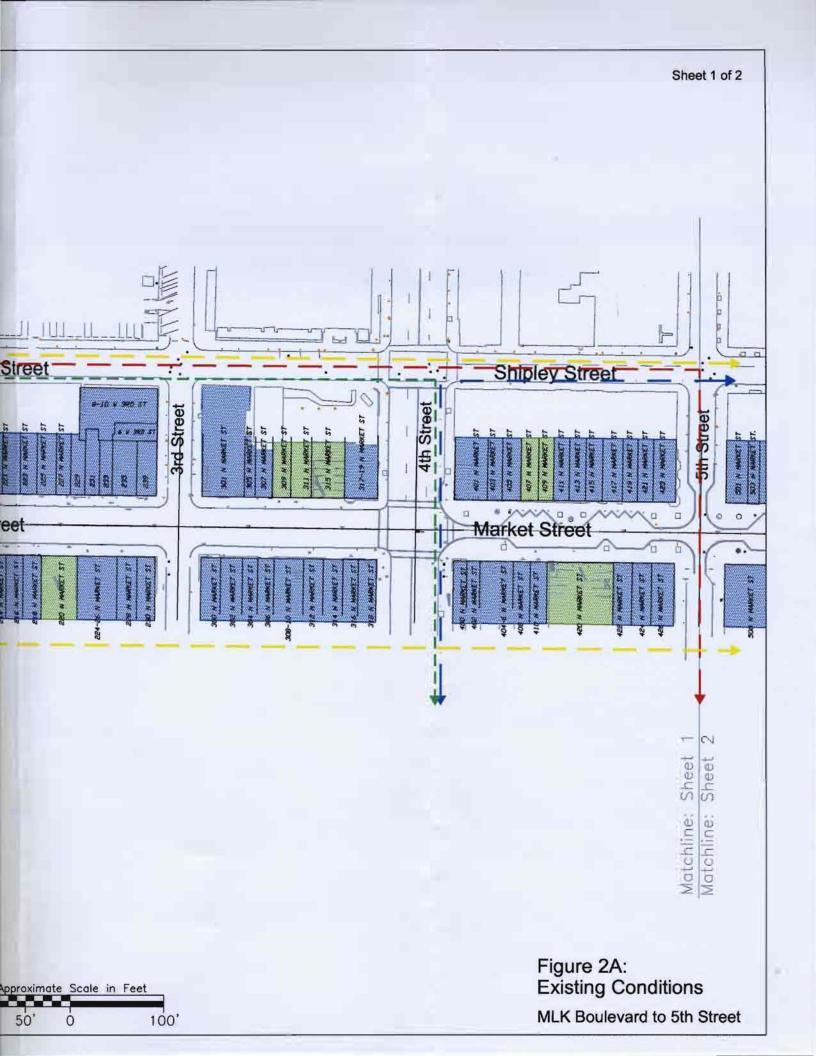
Eligible by Consensus (SHPO)

No Building on Lot

*Please Note: The southeastern boundaries for the Historic Districts extend to King Street and are not shown on this sheet.



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Key:

APE

Market St. Mall City Historic District*
(Locally Designated)

Old Town Hall NR Commercial*
Historical District

Non-historic

Potentially Eligible

Historic Resources (NRHP Listed)

Eligible by Consensus (SHPO)

No Building on Lot

Dr. John Simms House Artisan's Savings Bank National Bank Robert Porter House Jacob & Obadiah Central 0000 F.W. Woolworth Co. Bidg. Queen Theater Sheet Matchline:

*Please Note: The southeastern boundaries for the Historic Districts extend to King Street and are not shown on this sheet.

Approximate

610-612 HARKET ST

615 N HARNET ST

617 N MARKET ST

685-87 N MARKET ST

7th Street

Charles Schagrin Bldg.

Figure 2B: Existing Conditions

5th Street to 7th Street

of four historic districts are included within the APE. The Lower Market Street Historic District and Extension, which includes the 100-400 block of N. Market Street within its boundaries, and the Old Town Hall Commercial Historic District, which includes the 500 block of N. Market Street, are both listed in the NRHP.

Additionally, portions of two locally designated historic districts fall within the APE of this study. The Lower Market Street City Historic District incorporates the 100-300 blocks of N. Market Street within its boundaries, and the Market Street Mall City Historic District includes the 400-500 blocks within its boundaries. No known archaeological resources are identified within the project area. Historical maps and photographs of the project area were used to predict where archaeological resources, if present, might remain intact between the façade of the buildings and the street.

Project Area

The overall study area for the Market Street Renovation Project extends from Martin Luther King Jr. (MLK) Boulevard northward on N. Market Street to 15th Street in downtown Wilmington (Parsons 2003). Phase I of the improvement project extends from 9th to 11th Streets within the boundaries of the Rodney Square Historic District, and the Finding of Adverse Effect with the Memorandum of Agreement is complete for that portion of the Market Street (DelDOT 2001). In 2003, DelDOT also completed a Finding of No Adverse Effect document for the Ships Tavern District Streetscape for Market Street from 2nd to 3rd Streets and 3rd Street to Shipley Street. The report Finding of No Adverse Effect for Phase II of the proposed streetscape improvements project from the 700 and 800 blocks of N. Market Street was prepared by Parsons and submitted to Pennoni Associates (Parsons 2003). This report, assessing the effects of Phase III of the proposed streetscape improvements project from MLK Boulevard to 7th Street, encompasses the 100-600 blocks of N. Market Street.